YOUR COMPANY NAME
Complimentary for Annual Retainer Clients

800 Example Commerce Way, Suite 100
Boise, ID 83709
(208) 555-0146
estimates@alderpeak.example
Lic. RCE-00000 (sample)

Construction Estimate

SAMPLE | Commercial office tenant improvement

PROJECT	**Sample Project	Riverbend Office TI**	ESTIMATE NO.	AP-26-1005-SAMPLE
CLIENT	Riverbend Professional Services LLC (fictional)	ESTIMATE DATE	October 5, 2026
ADDRESS	1250 Sample Commerce Way, Suite 210	VALID THROUGH	November 4, 2026
CITY / STATE	Boise, Idaho 83709	PREPARED BY	Jordan Hayes, Estimator
DOCUMENTS	Riverbend Office TI CD Set Rev 0, 10/05/2026	BASIS	Construction documents · 2,400 SF · 6 weeks

ESTIMATED TOTAL	AREA	COST PER SF	SCHEDULE
$193,893	**2,400 SF**	**$80.79**	**6 weeks**

01 PRICE SUMMARY

Trade / scope	Amount	% of total
General Requirements	$1,150.23	0.6%
Demolition	$11,306.84	5.8%
Concrete	$553.96	0.3%
Carpentry	$10,843.74	5.6%
Openings	$8,726.09	4.5%
Drywall / Ceilings	$60,487.42	31.2%
Flooring	$19,662.63	10.1%
Painting	$9,940.89	5.1%
Specialties	$1,078.84	0.6%
Fire Protection	$5,796.00	3.0%
Plumbing	$4,765.60	2.5%
HVAC	$10,948.00	5.6%
Electrical	$20,994.40	10.8%
Scope subtotal	**$166,254.64**	**85.7%**
General conditions, supervision, permits & project costs	$27,638.06	14.3%

TOTAL ESTIMATED PRICE

One hundred ninety-three thousand eight hundred ninety-two dollars and 70/100

$193,892.70

SAMPLE

Contractor purchase taxes are included in the prices above; no sales tax is collected from the client on this estimate. Alternates and unit prices are listed separately and are not included in the total.

02 SCOPE OF WORK INCLUDED

2,400 SF office TI: selective demo; 250 LF partitions; insulation, drywall and ACT; 1,600 SF LVT + 800 SF carpet; paint; 7 door sets; casework; electrical, HVAC, sink and life-safety allowances; supervision, permits and cleanup.

Trade	Work included
General Requirements	Final construction cleaning (2,400 SF)
Demolition	Remove nonbearing partitions (100 LF); Remove existing floor finishes (2,400 SF); Remove existing ceiling and grid (2,400 SF)
Concrete	Minor slab patching (24 SF)
Carpentry	Breakroom cabinets and countertop (16 LF); Wood blocking and backing (80 LF)
Openings	Solid-core door/frame/hardware (7 SET)
Drywall / Ceilings	3-5/8 in. metal stud partitions (250 LF); Sound attenuation batts (2,500 SF); 5/8 in. Type X drywall both faces (5,000 SF); Level 4 drywall finish (5,000 SF); 2 x 2 acoustic ceiling and grid (2,400 SF)
Flooring	Commercial glue-down LVT (1,600 SF); Commercial carpet tile (800 SF); 4 in. rubber cove base (600 LF)
Painting	Prime new walls and paint walls (7,500 SF)
Specialties	Restroom accessories and room signs (1 LS)
Fire Protection	Relocate sprinkler heads (12 EA); Fire-alarm device changes/test (1 LS)
Plumbing	Breakroom sink and local connections (1 SET)
HVAC	Duct/diffuser changes and balance (10 EA)
Electrical	Power devices and circuit changes (30 EA); LED lighting and controls (24 EA)

03 EXCLUSIONS

- Structural work
- Hazardous-material testing / remediation
- Roof or exterior work
- New RTU or electrical service
- Restroom reconfiguration
- Furniture, IT / data equipment and appliances
- Design fees
- Tenant relocation
- Performance / payment bonds

04 ASSUMPTIONS & CLARIFICATIONS

- Fictional project and business. No actual drawings or vendor quotes supplied.
- Vacant suite in an occupied building; 6-week duration.
- Existing panel / HVAC capacity and restroom layout retained.

SAMPLE

- Sample allowances reviewed, not market quotations.

05 ALTERNATES & UNIT PRICES (NOT INCLUDED IN TOTAL)

Item	Description	Unit	Add / (Deduct)
ADD-01	Conference-room glass wall in lieu of standard partition. — Excluded from base; all-in selling allowance.	LS	$7,200.00
DED-01	Reuse 3 existing door/frame/hardware sets. — Excluded from base; deduct if salvageable.	LS	($1,875.00)
Unit price	Additional standard 10 ft partition, insulated, finished and painted. — Composite installed selling price per LF.	LF	$222.46
Unit price	Additional matching door/frame/hardware set. — Installed selling price per set.	SET	$1,246.58

06 OPEN ITEMS TO CONFIRM

- RFI-01: verify existing panel spare capacity and circuits. — Base assumes adequate existing capacity.
- RFI-02: confirm ceiling supports, seismic details and sprinkler coordination. — Base uses standard 10 ft ACT assumption.

07 ACCEPTANCE

This estimate is valid through November 4, 2026 and is based on the documents and assumptions listed. Signing below authorizes Alder Peak Commercial Builders LLC to proceed to a formal proposal / contract on this basis.

ALDER PEAK COMMERCIAL BUILDERS LLC

Signature / Date

Printed name / Title

ACCEPTED BY

Signature / Date

Printed name / Title

SAMPLE

Estimate Detail

Sample Project | Riverbend Office TI · AP-26-1005-SAMPLE · installed selling prices by line

Line	Description	Qty	Unit	Unit price	Amount
General Requirements					**$1,150.23**
VB018	Final construction cleaning · Entire suite	2,400	SF	$0.48	$1,150.23
Demolition					**$11,306.84**
VB001	Remove nonbearing partitions · Suite interior	100	LF	$33.16	$3,316.03
VB002	Remove existing floor finishes · Entire suite	2,400	SF	$2.23	$5,350.01
VB003	Remove existing ceiling and grid · Entire suite	2,400	SF	$1.10	$2,640.80
Concrete					**$553.96**
VB004	Minor slab patching · Demo locations	24	SF	$23.08	$553.96
Carpentry					**$10,843.74**
VB015	Breakroom cabinets and countertop · Breakroom	16	LF	$626.18	$10,018.89
VB016	Wood blocking and backing · Casework / accessories	80	LF	$10.31	$824.85
Openings					**$8,726.09**
VB014	Solid-core door/frame/hardware · Offices / meeting / break	7	SET	$1,246.58	$8,726.09
Drywall / Ceilings					**$60,487.42**
VB005	3-5/8 in. metal stud partitions · Offices / meeting / break	250	LF	$34.23	$8,556.58
VB006	Sound attenuation batts · New partitions	2,500	SF	$2.28	$5,699.40
VB007	5/8 in. Type X drywall both faces · New partitions	5,000	SF	$3.70	$18,504.67
VB008	Level 4 drywall finish · New partitions	5,000	SF	$3.25	$16,227.70
VB009	2 x 2 acoustic ceiling and grid · Entire suite	2,400	SF	$4.79	$11,499.07
Flooring					**$19,662.63**
VB010	Commercial glue-down LVT · Reception / open office / break	1,600	SF	$7.13	$11,410.42
VB011	Commercial carpet tile · Private offices / meeting	800	SF	$5.59	$4,473.11
VB012	4 in. rubber cove base · Perimeter / new partitions	600	LF	$6.30	$3,779.10
Painting					**$9,940.89**
VB013	Prime new walls and paint walls · New + retained walls	7,500	SF	$1.33	$9,940.89
Specialties					**$1,078.84**
VB017	Restroom accessories and room signs · Restroom / suite	1	LS	$1,078.84	$1,078.84
Fire Protection					**$5,796.00**

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Line	Description	Qty	Unit	Unit price	Amount
VB023	Relocate sprinkler heads · New partitions	12	EA	$253.00	$3,036.00
VB024	Fire-alarm device changes/test · Suite / base building	1	LS	$2,760.00	$2,760.00
Plumbing					**$4,765.60**
VB022	Breakroom sink and local connections · Breakroom	1	SET	$4,765.60	$4,765.60
HVAC					**$10,948.00**
VB021	Duct/diffuser changes and balance · Entire suite	10	EA	$1,094.80	$10,948.00
Electrical					**$20,994.40**
VB019	Power devices and circuit changes · Entire suite	30	EA	$407.87	$12,236.00
VB020	LED lighting and controls · Entire suite	24	EA	$364.93	$8,758.40
General conditions & project costs					**$27,638.06**
PC001	Site superintendent, part-time · General conditions	120	HR		$8,970.00
PC002	Project management / coordination · General conditions	24	HR		$2,346.00
PC003	Mobilization / demobilization · General conditions	1	LS		$920.00
PC004	Floor/door/common-area protection · General conditions	1	LS		$548.55
PC005	Temporary utility consumption · General conditions	6	WK		$310.50
PC006	Dumpster bare container rental · General conditions	1	MO		$426.65
PC007	Waste haul / tipping service · General conditions	3	EA		$1,897.50
PC008	Building permit / plan review allowance · Permits / fees	1	LS		$1,840.00
PC009	Independent inspection allowance · Testing / inspection	1	LS		$517.50
PC010	Project insurance allocation · Insurance	1	LS		$1,035.00
PC012	After-hours demo premium allowance · Schedule impacts	1	LS		$747.50
PC013	Owner-controlled estimating contingency · Contingency	5%	of direct		$8,078.86
TOTAL					**$193,892.70**

Estimate prepared by **VertexBuild Consulting** · Outsourced Preconstruction · VertexBuildConsulting.com

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